

E-3

**TOWN OF HARRISON
VILLAGE OF HARRISON
ATTORNEY'S OFFICE
MEMORANDUM**

TO: Ronald W. Belmont, Supervisor
Members of the Town Board

FROM: Fred J. Castiglia, Deputy Town Attorney *FJC*

DATE: November 9, 2012

**SUBJECT: Stormwater Control Facility Easement and Maintenance Agreement
Between Memorial Hospital for Cancer and Allied Diseases and the
Town and Village of Harrison**

Attached herewith is a copy of the above referenced Easement and Maintenance Agreement between Memorial Hospital for Cancer and Allied Diseases and the Town and Village of Harrison.

Our department has reviewed the Easement and Maintenance Agreement, deemed it to be in order, and accordingly recommend that the Town and Village Board approve the Stormwater Control Easement and Maintenance Agreement and authorize the Supervisor/Mayor to execute the Agreement and the TP-584 form (attached).

FJC:ap
Attachments

STORMWATER CONTROL FACILITY EASEMENT AND MAINTENANCE AGREEMENT

THIS STORMWATER CONTROL FACILITY EASEMENT AND MAINTENANCE AGREEMENT ("Agreement") is made and entered into as of this 20th day of June, 2012, by and between **MEMORIAL HOSPITAL FOR CANCER AND ALLIED DISEASES** (the "GRANTOR"), a not-for-profit corporation organized and existing under the laws of the State of New York, having an address at c/o Memorial Sloan Kettering Cancer Center, 633 Third Avenue, 4th floor, New York, New York 10017 and the **TOWN OF HARRISON** (the "TOWN") and **THE VILLAGE OF HARRISON** (the "VILLAGE"), New York municipal corporations having their principal place of business at 1 Heineman Place, Harrison, New York 10528.

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real property located on the north side of Westchester Avenue (westbound) in the Town of Harrison, County of Westchester and State of New York, which is known as 500 Westchester Avenue, and also known and designated on the tax assessment map of the Town as Block 631, Lot 7, and which is described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, on or about December 21, 2011, Memorial Sloan-Kettering Cancer Center received site plan approval and a freshwater wetland permit from the Planning Board of the Town (collectively, the "Approvals") to permit: (i) alterations to the existing two-story building at the Property containing approximately 110,422 square feet of floor area; (ii) a new one-story addition to the existing building consisting of approximately 15,700 square feet of floor area; and (iii) improvements to the existing parking area, landscaping and infrastructure at the Property (the "Project"); and

WHEREAS, Chapter 130 of the Code of the Town of Harrison, entitled "Stormwater Management and Erosion and Sediment Control," requires GRANTOR to grant the TOWN and the VILLAGE an easement (the "Easement") as described and delineated on Exhibit A attached hereto permitting the TOWN access to the Property for the purposes of inspecting the stormwater management and erosion and sediment control facilities to be constructed as part of the Project (the "Storm Water Control Measures") which are shown on Drawing No. SP-6, entitled "Utilities Plan"; Drawing No. SP-13, entitled "Details"; and Drawing No. SP-16, entitled "Details"; all prepared by John Meyer Consulting, PC, last revised April 13, 2012, and attached hereto as Exhibit "B" (collectively, the "Approved Plan"); and

WHEREAS, GRANTOR, the TOWN and the VILLAGE agree that following the construction of the Storm Water Control Measures in accordance with the Approved Plan, the Storm Water Control Measures shall thereafter be maintained, cleaned and repaired by GRANTOR;

NOW, THEREFORE, GRANTOR, the TOWN and the VILLAGE agree as follows:

1. GRANTOR agrees to maintain, clean and repair the Storm Water Control Measures in accordance with the "Stormwater Pollution Prevention Plan" for the Project, prepared by

John Meyer Consulting, P.C., last revised April 13, 2012 (the "SWPPP"), as necessary to ensure that the Storm Water Control Measures remain in good working order. GRANTOR shall be responsible for all expenses related to the maintenance, cleaning and repair of the Storm Water Control Measures.

2. On or about the date which is one (1) year after the date the certificate of occupancy for the Project is issued by the Town, and thereafter on or about the annual anniversary of such date, GRANTOR shall in accordance with the SWPPP cause the Storm Water Control Measures to be inspected to determine the condition and integrity of such facilities. A professional engineer licensed by the State of New York shall perform such inspection (the "Inspecting Engineer"). GRANTOR shall submit a report to the TOWN and the VILLAGE prepared by the Inspecting Engineer within thirty (30) days of the inspection, which report shall include the findings and recommendations for any actions necessary to ensure the continuation of the Storm Water Control Measures in good working order.
3. GRANTOR shall undertake any necessary repairs of the Storm Water Control Measures at the direction of the TOWN and the VILLAGE and in accordance with the recommendations of the Inspecting Engineer. GRANTOR shall not modify the Approved Plan or SWPPP, or undertake an alteration, modification, or discontinuance of the Storm Water Control Measures except in accordance with the approval of the TOWN.
4. GRANTOR hereby grants the TOWN and the VILLAGE a perpetual Easement to enter upon the Property at any reasonable time or times following reasonable written notice for the purpose of periodically inspecting the Storm Water Control Measures to ensure that the Storm Water Control Measures are maintained by GRANTOR in good working order; provided, however, that in the event of a bona fide emergency, the TOWN shall have the right to enter upon the Property at all times without prior written notice to GRANTOR.
5. The parties agree that the TOWN and the VILLAGE may enter upon the Property for purposes of inspecting and/or repairing the Storm Water Control Measures (the "Work") (i) in the event of a bona fide emergency, and/or (ii) if GRANTOR fails to maintain and/or repair the Storm Water Control Measures in good working order and such failure shall remain uncured for a period of thirty (30) days after written notice of such failure is given by the TOWN or the VILLAGE to GRANTOR (the "Notice Period") (or in the case of a failure which cannot be cured within the Notice Period, GRANTOR fails to commence to cure such failure within the Notice Period and/or thereafter fails to diligently prosecute such cure to completion).
6. The TOWN and the VILLAGE shall, upon the completion of any such Work, expeditiously replace and restore the Property to as near to the same condition as existed before the undertaking of such Work as is reasonably practicable under the circumstances.
7. GRANTOR shall provide to the TOWN or the VILLAGE within thirty (30) days of the date of this Agreement security for the maintenance and continuation of the Storm Water Control Measures in the form of a bond, letter of credit or escrow account.

8. If the TOWN or the VILLAGE performs any Work, then the TOWN or the VILLAGE shall be reimbursed for such Work by GRANTOR. Unless otherwise agreed to by the TOWN or the VILLAGE, payment shall be made to the TOWN or the VILLAGE within fifteen (15) days after the TOWN or the VILLAGE gives GRANTOR written notice identifying the work performed and costs thereof in reasonable detail; provided that if GRANTOR fails to timely make such payment, the TOWN or the VILLAGE may draw in the amount of such costs upon any letter of credit, escrow deposit or maintenance bond required to be provided to the TOWN or the VILLAGE as security for the maintenance and continuation of the Storm Water Control Measures. The TOWN and the VILLAGE shall give GRANTOR prompt written notice of any such draw. Notwithstanding the foregoing, any amounts not paid by GRANTOR which are either not covered by, or in excess of, such security may be made a lien against the Property in favor of the TOWN or the VILLAGE, as the case may be.
9. Unless otherwise provided for in this Agreement, any notice to be given pursuant to this Agreement shall be in writing and sent by prepaid certified or registered U.S. mail, Return Receipt Requested, or by reputable overnight courier, to the address of the parties below specified or at such other address as may be given by written notice in the manner prescribed by this Section 8. Any such notices shall be deemed delivered when accepted or refused.

GRANTOR's address for notices shall be as follows:

Memorial Hospital for Cancer and Allied Diseases
633 Third Avenue
New York, New York 10017
Att: Michael P. Gutnick, Senior Vice President-Finance

With a copy to:

Memorial Sloan-Kettering Cancer Center
1275 York Avenue
New York, New York 10065
Att: Suzen Heeley, Director of Design and Construction, Facilities Division

And to:

DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
One North Lexington Avenue
White Plains, New York 10601
Att: Peter J. Wise, Esq.

The TOWN's and the VILLAGE's address for notices shall be as follows:

Town and Village of Harrison
1 Heineman Place

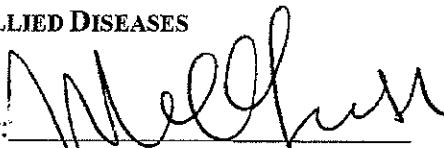
Harrison, New York 10528
Att: Town (or Village) Engineer
Att: Town (or Village) Attorney

10. GRANTOR shall record this Agreement at its own cost and expense in the Office of the Westchester County Clerk, Division of Land Records.
11. This Agreement, the Easement and all rights hereunder granted shall run with the land and shall be binding up on the successors, legal representatives and assigns of the respective parties and the failure of the parties to enforce any provisions contained herein shall not be deemed a waiver of the right to do so thereafter.

[Nothing further on this page]

IN WITNESS WHEREOF, this Stormwater Control Facility Easement and Maintenance Agreement has been duly executed by the parties hereto the day and year first written above.

**MEMORIAL HOSPITAL FOR CANCER AND
ALLIED DISEASES**

By: 
Name: Michael P. Gutnick
Title: Senior Vice President-Finance

TOWN OF HARRISON

By: _____
Name: _____
Title: _____

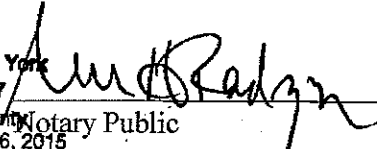
VILLAGE OF HARRISON

By: _____
Name: _____
Title: _____

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

On the 20th day of June, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael P. Gutnick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

MARK H. RADZYNER
Notary Public, State of New York
Reg. No. 02RA5034067
Qualified in New York County
Commission Expires January 26, 2015



STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the ____ day of _____, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

TP-584 (3/07)



New York State Department of Taxation and Finance

**Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

Recording office time stamp

PREP

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor		Name (if individual: last, first, middle initial)		Social security number
<input type="checkbox"/> Individual		MEMORIAL HOSPITAL FOR CANCER & ALLIED DISEASES		
<input type="checkbox"/> Corporation		Mailing address		Social security number
<input type="checkbox"/> Partnership		C/O MEMORIAL SLOAN KETTERING CANCER CENTER 633 THIRD AVENUE 4TH FLOOR		
<input type="checkbox"/> Estate/Trust		City	State	ZIP code
<input checked="" type="checkbox"/> Other		NEW YORK	NY	10017
				Federal employer ident. number
				13-1624082
Grantee/Transferee		Name (if individual: last, first, middle initial)		Social security number
<input type="checkbox"/> Individual		TOWN OF HARRISON		
<input checked="" type="checkbox"/> Corporation		Mailing address		Social security number
<input type="checkbox"/> Partnership		1 HEINEMAN PLACE		
<input type="checkbox"/> Estate/Trust		City	State	ZIP code
<input type="checkbox"/> Other		HARRISON	NY	10528
				Federal employer ident. number
				13-6007295

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
	631	7	500 WESTCHESTER AVENUE		HARRISON	Westchester

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input type="checkbox"/> Commercial/Industrial	Date of conveyance	Percentage of real property conveyed which is residential real property <u>0.00</u> % (see instructions)						
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building	<table border="1"><tr><td>6</td><td>18</td><td>2012</td></tr><tr><td>month</td><td>day</td><td>year</td></tr></table>		6	18	2012	month	day	year
6	18	2012							
month	day	year							
3 <input type="checkbox"/> Residential condominium	7 <input checked="" type="checkbox"/> Office building								
4 <input type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____								

Condition of conveyance (check all that apply)

- | | | |
|---|--|---|
| a. <input type="checkbox"/> Conveyance of fee interest | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F) | i. <input type="checkbox"/> Option assignment or surrender |
| b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %) | g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G) | m. <input type="checkbox"/> Leasehold assignment or surrender |
| c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %) | h. <input type="checkbox"/> Conveyance of cooperative apartment(s) | n. <input type="checkbox"/> Leasehold grant |
| d. <input type="checkbox"/> Conveyance to cooperative housing corporation | j. <input type="checkbox"/> Syndication | o. <input checked="" type="checkbox"/> Conveyance of an easement |
| e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | k. <input type="checkbox"/> Contract assignment | p. <input checked="" type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III) |
| | | q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state |
| | | r. <input type="checkbox"/> Other (describe) _____ |

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

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Schedule B — Real estate transfer tax return (Tax Law, Article 31)**Part I — Computation of tax due**

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) <input checked="" type="checkbox"/> Exemption claimed	1.	0.00
2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.	0.00
3 Taxable consideration (subtract line 2 from line 1)	3.	0.00
4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.	0.00
5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)	5.	0.00
6 Total tax due* (subtract line 5 from line 4)	6.	0.00

Part II — Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1 Enter amount of consideration for conveyance (from Part I, line 1)	1.	
2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)	2.	
3 Total additional transfer tax due* (multiply line 2 by 1% (.01))	3.	

Part III — Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a ☒
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☐
- e. Conveyance is given in connection with a tax sale e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) k ☐
- l. Other (write explanation below) l ☐

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

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Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**

I (we) certify that: (check the appropriate box)

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
- ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
- ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
- ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
- ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

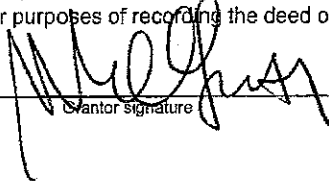
Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

☐ Other (write explanation in the space provided).

3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
- ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
- ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the **NYC Department of Finance**.)

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 Grantor signature	MICHAEL P. GUTNICK SENIOR VICE PRESIDENT, FINANCE Title	_____ Grantee signature	_____ Title
_____ Grantor signature	_____ Title	_____ Grantee signature	_____ Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

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PREP

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)**Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.****Part I - New York State residents**

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).
Date Date
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

521603042-003

TP584 Addendum (Parent Document Control Number 521603042)

Additional Parties				
Party	Last Name	First Name, MI	SSN/EIN	Address
Grantee	VILLAGE OF HARRISON		13-6007295	1 HEINEMAN PLACE , HARRISON, NY 10528